

PROPERTY LOCATION

No	Alt No	Direction/Street/City
114		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:	
Owner 1:	DSBI LLC
Owner 2:	
Owner 3:	
Street 1:	252 MASSACHUSETTS AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOUSING CORP OF ARLINGTON -
Owner 2:	-
Street 1:	252 MASSACHUSETTS AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .88 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 2020, having primarily Conc. Block Exterior and 32787 Square Feet, with 28 Units, 20 Baths, 12 3/4 Baths, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
112	Apts. 8 Plus		38335		Sq. Ft.	Site
112	Apts. 8 Plus		22		No. of Un	Site

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	28751.250	3,431,000		1,397,000	4,828,000
105	9583.750				
Total Card	0.880	3,431,000		1,397,000	4,828,000
Total Parcel	0.880	4,171,700		1,397,000	5,568,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	147.25	/Parcel:	144.95

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	4,171,700	0	38,335.	1,397,000	5,568,700		Year end	12/23/2021
2021	112	FV	244,500	0	38,335.	1,331,000	1,575,500		Year End Roll	12/10/2020
2020	112	FV		0	38,335.	1,210,000	1,210,000	1,210,000	Year End Roll	12/18/2019
2019	112	FV		0	38,335.	1,210,000	1,210,000	1,210,000	Year End Roll	1/3/2019
2018	112	FV		0	38,335.	1,210,000	1,210,000	1,210,000	Year End Roll	12/20/2017
2017	112	FV		0	38,335.	990,000	990,000	990,000	Year End Roll	1/3/2017
2016	112	FV		0	38,335.	990,000	990,000	990,000	Year End	1/4/2016
2015	112	FV		0	38,335.	836,000	836,000	836,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOUSING CORP OF	74228-465		3/3/2020	Mult Lots	2,415,000	No	No		
GATELY GEORGE W	67880-1		8/25/2016	Change>Sale	1,420,000	No	No		WPA FORM 5 ORDER OF CONDITIONS. BK 70460 PG 4
ROWSELL ROBERT	42150-575		3/2/2004	Portion-Asst	700,000	No	No		
ROWSELL ROBERT	42150-573		3/2/2004	Portion-Asst	300,000	No	No		
ROWSELL ROBERT	27286-85		5/12/1997	Family		1	No	No	F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2020	1263	Heat App	48,000	C				
10/14/2020	1264	Heat App	220,000	C				
4/8/2020	414	New Buil	4,460,414	O				
4/8/2020	413	New Buil	1,007,575	O				
4/28/2007	290	Foundati	130,000			G8	GR FY08	FOR 22 UNIT BLDG
11/27/1995	673	Manual	1,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2020	Permit Visit	DGM	D Mann
4/13/2017	I & E Return	MM	Mary M
3/6/2017	SQ Returned	MM	Mary M
9/21/2016	Inspected	DGM	D Mann
4/7/2009	Meas/Inspect	201	PATRIOT
6/12/2000	Measured	263	PATRIOT
5/1/1990		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	___/___/___
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